



## Adam Close, London, NW7 1FL

£400,000 - Leasehold

**\*\*CHAIN FREE\*\*** A unique 1 bedroom flat situated in this small block built by Linden Homes within the ever popular Millbrook Park development. The property benefits from its own spacious entrance on the ground floor and a private terrace on the first floor. On the second (top) floor there is a near-26ft reception room with open-plan kitchen and direct access to a second private terrace. Further features include fitted wardrobes, a contemporary bathroom, extensive storage, space for a study area in the hallway and a covered parking space. Mill Hill East Tube station is just 0.5 miles away with a Waitrose supermarket and a Virgin Active gym a short walk further.

Lease: Approx. 111 years

Service Charge: Approx. £1430 per annum inclusive of ground rent

- Unique purpose built flat
- 1 bedroom
- Private entrance
- 2 private terraces
- Covered off street parking
- Extensive storage
- Close to Tube
- Chain free
- Spacious accommodation
- Barnet council tax band D

## Floor Plan

**Approximate Gross Internal Area 944 sq ft - 88 sq m**

Ground Floor Area 150 sq ft - 14 sq m

First Floor Area 109 sq ft - 10 sq m

Second Floor Area 685 sq ft - 64 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Squires  
estates

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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